

Statement of Information Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

25 SYCAMORE GROVE, BALACLAVA, VIC 3183

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

or range between

\$1,450,000

&

\$1,550,000

Median sale price

Median price

Property Type

House

Suburb

BALACLAVA, VIC 3183

Period - From

10/09/2024

to

10/09/2025

Source

Cotality

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

52 NIGHTINGALE STREET BALACLAVA, VIC 3183

\$1,600,000

13/09/25

26A NIGHTINGALE STREET BALACLAVA, VIC 3183

\$1,680,000

10/05/2025

4 LINTON STREET BALACLAVA, VIC 3183

\$1,520,000

06/04/25

This Statement of Information was prepared on: 18/01/2026